

**“Two Main Streets” Forum, May 1, 2010
Cold Spring Special Board for a Comprehensive Plan**

“Uses” Table – Marie Early – Facilitator, Karen Doyle – Notes

Participants: Janice Hogan, David Birn, Jan Thacher, Parge Sgro, Mike Turton, Seth Gallagher, Joe Immorlica

Marie introduced the general topic telling the group we used to have one main street that contained all basic, village needs – such as a post office, grocery store, and meat market. Today we have two main streets. Our first main street, Main Street, is our street for “doing” – e.g., shopping, dining. Our second main street, Chestnut Street, is our street for “buying” – e.g., food shopping, banks, drug world “main commerce.”

1. Our first Question was: Are we thinking in the right direction when we talk about Chestnut and Main as “two main streets”? If not, what should we be thinking?

Comments: The streets are separate. We should keep it that way. We should do something to increase the charm

We should do something about pedestrian safety

Chestnut needs shade and benches. Sidewalks where needed. No parking in the alleyway between Main Course and Wachovia. Maybe some shade trees there, too. Benches.

Group likes all the above ideas for Chestnut.

One resident commented that people drive from Foodtown to Drugworld, but you don’t drive from Village Hall to the paint store. Another resident disagreed with this statement.

Marie asked the group: Should these streets be separate? Should we talk about bringing the “doing” back to Main St.?

The general consensus among the group was, “no, we shouldn’t try to bring the “doing” to Main St. It is a different society now.”

Comments: One resident said Main St. always had all the “doing” and the village worked to bring it up to what it is now (Chestnut.) why go back? He also added that we should talk about buying the whole parcel at Butterfield.

As for ideas about what “doing” we could bring back to Main St.: a barbershop, laundry, movie theater.

One resident raised the question of moving the Chestnut type services back to Main St. Another commented that there must be a middle ground. You can’t move things to Main St. now that are not practical.

It is not a good idea to “reverse the tide.” 9D/Chestnut do not only serve Cold Spring residents. Being on 9D the shopping centers attract non-residents. We need to talk about making the strip work better for village residents. Not how to move the strip. To make it better we need to talk about – Traffic Patters, Pedestrian safety.

The Foodtown strip has major parking problems on weekends. As for other parking in the village: one resident thought the problem is for tourists, not for residents. He commented that Cold Spring is an impossibility to think we can change Main St. back to what it was. Cold Spring is a tourist town.

2. Marie asked the Group: What do you think about adding more Bed and Breakfasts on Main St. or Chestnut Street?

Group agreed more B & B’s would be good.

B & B’s on side streets. The group liked that idea.

One resident suggested the Butterfield site be a site for a hostel to accommodate hikers and Chapel users.

Another suggested Butterfield for a conference center.

3. Marie turned the discussion to the Farmers’ Market.

Farmer’s Market Locations: One idea - closing off part of Main St. and putting the Market on Main St. He said this would lead to Main St. getting more business. Some residents said merchants might not like the idea of closing off Main St.,

Once a year the market uses the St. Mary’s lawn and it gets more visitors, whereas when it is at the Nest it gets mostly residents.

When the Farmer’s Market is at the Nest Foodtown gets more business in its meat department.

One resident suggested a savings bank for Main St.

4. Marie asked the Group about Home Occupations:

Group agreed that it was not a problem as long as the business is not disruptive (noise, small)

One resident pointed out that a lot of home occupation work is graphic design, computers, other quiet, contained indoor work.

One resident suggested using upper Wall St. as something other than a road. Something like a beautiful pedestrian walkway, closed to cars.